



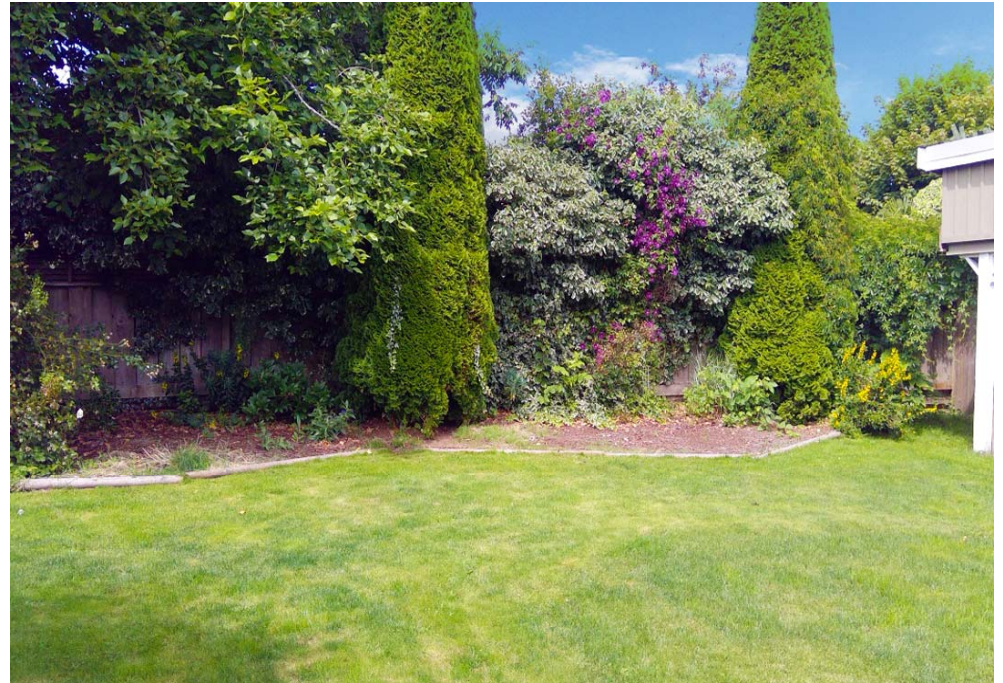
15855 Thrift Avenue White Rock *Uptown* \$1,048,000



If it's important to You... It's important to Me



Floor plans and virtual tours at www.whiterocklifestyles.com









Presented by:
Beebe Cline - PREC
 Hugh & McKinnon Realty Ltd.
 Phone: 604-531-1909
 www.whiterocklifestyles.com
 bcline@shaw.ca



Active
R2477053
 Board: F
 House/Single Family

15855 THRIFT AVENUE
 South Surrey White Rock
 White Rock
 V4B 2M7

Residential Detached
\$1,048,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **133**
 Lot Area (sq.ft.): **8,148.00**
 Flood Plain: **No**
 Rear Yard Exp: **West**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **60.00**
 Bedrooms: **5**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**

Original Price: **\$1,110,100**
 Approx. Year Built: **1955**
 Age: **65**
 Zoning: **RS1**
 Gross Taxes: **\$5,012.70**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **006-658-547**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **Central White Rock**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **1980**
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, RV Parking Avail., Tandem Parking**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 125, PLAN NWP31776, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Detached**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 6'5	Above	Bedroom	13'3 x 7'1			x
Main	Living Room	20'7 x 10'9	Above	Bedroom	10'1 x 9'1			x
Main	Dining Room	9'5 x 8'7	Above	Office	12'4 x 10'1			x
Main	Kitchen	9'4 x 8'3			x			x
Main	Eating Area	10'1 x 10'0			x			x
Main	Mud Room	15'8 x 4'11			x			x
Main	Utility	8'6 x 5'2			x			x
Main	Master Bedroom	16'10 x 11'4			x			x
Main	Bedroom	15'7 x 10'4			x			x
Above	Bedroom	13'3 x 12'4			x			x

Finished Floor (Main): 1,495	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 23'2x11'5 Grg Dr Ht:
Finished Floor (Above): 827	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	Yes	
Finished Floor (Basement): 0	Suite: None	3	Above	3	No	
Finished Floor (Total): 2,322 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 2,322 sq. ft.	Basement: Crawl	6				
	Bed not in Basement: 5	7				
		8				

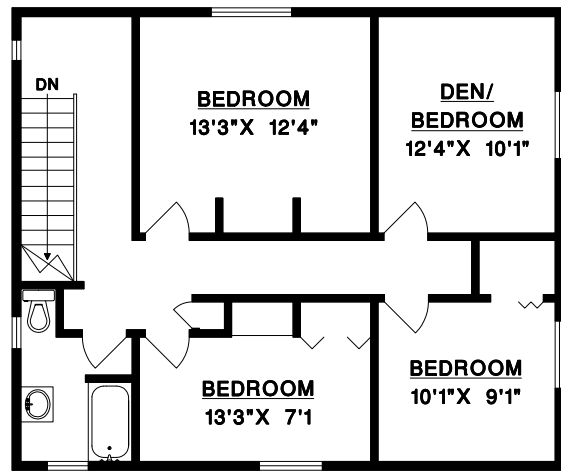
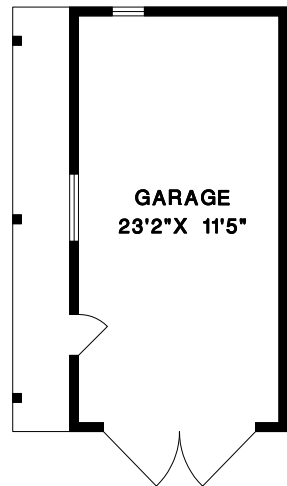
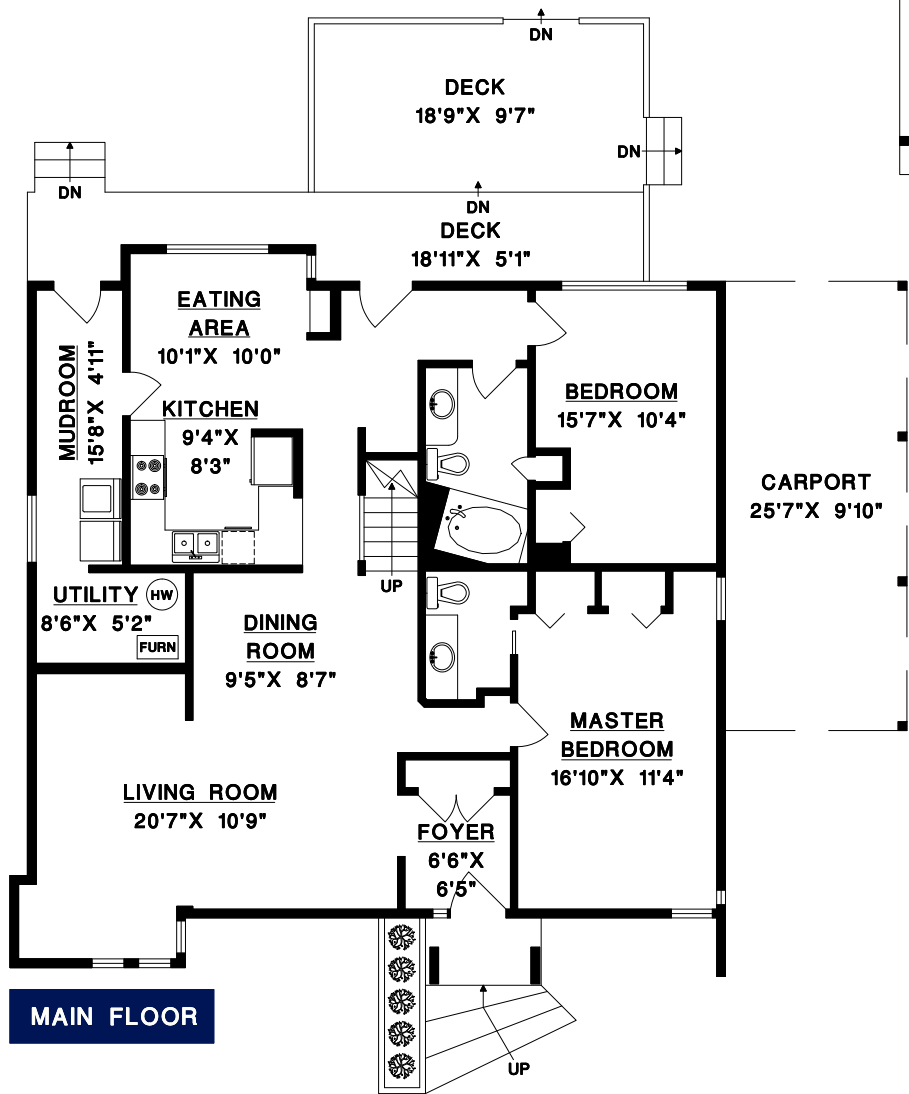
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Great location! Do you need an increase of space for family living and an amazing backyard for the children? Look no further! Large lot: 8,148 sqft, frontage: 60'/depth: 133'. Filled with sunshine, fully fenced for children and pets. Workshop out back with 220 power. Perfect yard for planting a veggie garden. Home accommodates 5-6 bedrooms or his & her office spaces. Master bedroom on main floor. Simple, easy location for schools, transit & shopping. Hospital staff could walk to work. Recent upgrades: some windows replaced 2019, new roof 2017 and appliances replaced 2018. Schools: (with french immersion options) Peace Arch Elementary & Earl Marriott Secondary. Great opportunity for a holding property located in an area of quality redevelopment.

BEEBE CLINE

BUS: 604-531-1909
 CEL: 604-830-7458
 www.whiterocklifestyles.com

**15855 THRIFT AVENUE,
 WHITE ROCK, B.C.**



UPPER FLOOR

UPPER FLOOR	827	SQ. FT.
MAIN FLOOR	1495	SQ. FT.
FINISHED AREA	2322	SQ. FT.

GARAGE	300	SQ. FT.
CARPORT	264	SQ. FT.
DECKS	335	SQ. FT.



DRAWN BY: CN
 DATE: JULY 2020
 REVISED:

15855 THRIFT AVENUE

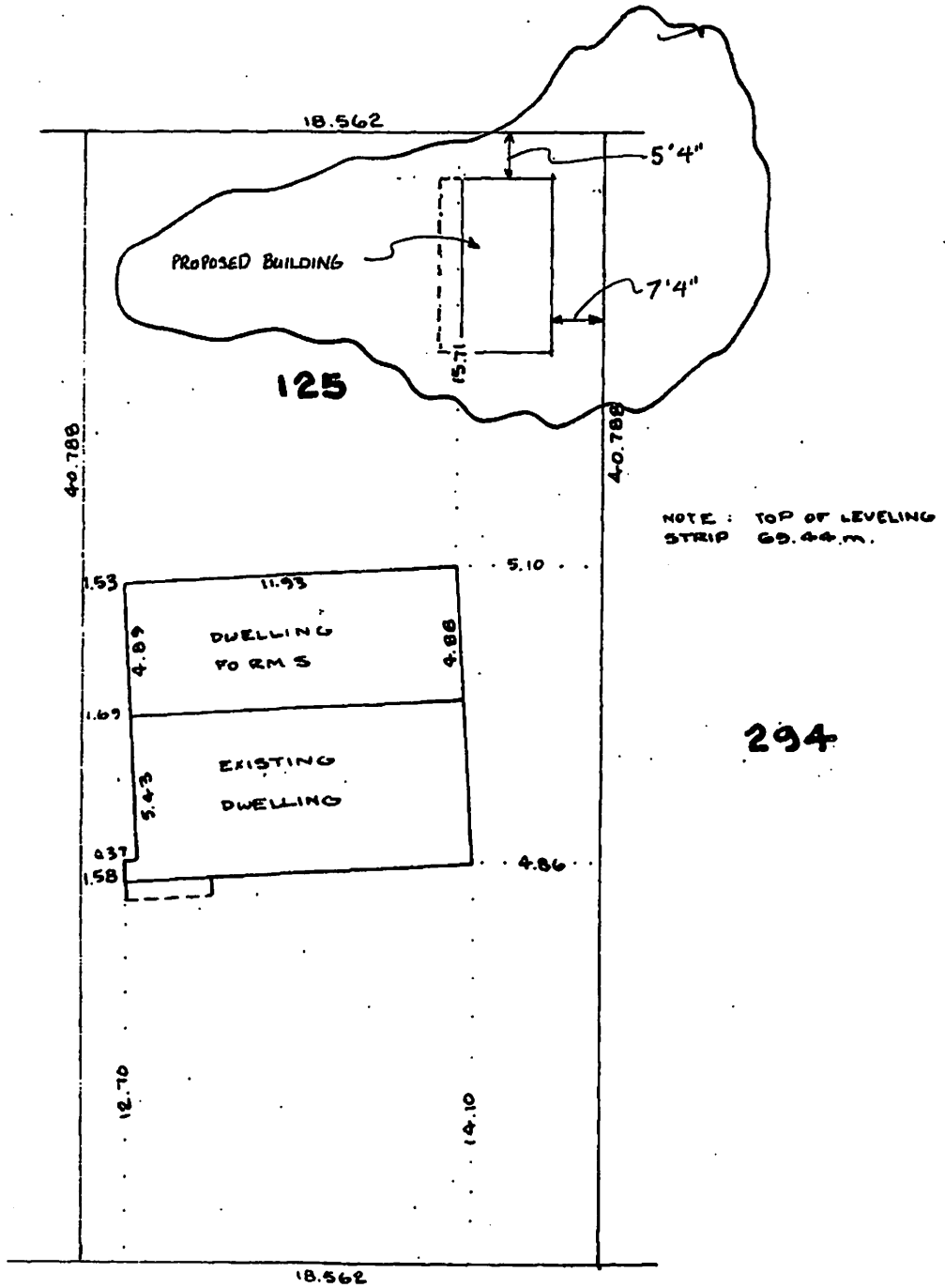
PROPERTY COST				
List Price		Amount		
		\$ 1,048,000.00		
REVENUE				
		Monthly Rent	Monthly	Yearly
Total Potential Revenue			\$3,000.00	\$36,000.00
EXPENSES				
	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$5,012.70	\$417.73	\$5,012.70
Insurance	Y	\$1,711.80	\$142.65	\$1,711.80
Hydro	Y	\$1,920.00	\$160.00	\$1,920.00
Gas	Y	\$1,632.00	\$136.00	\$1,632.00
Water	Y	\$648.00	\$54.00	\$648.00
Building Maintenance		10%	\$300.00	\$3,600.00
Vacancy Allowance		1%	\$30.00	\$360.00
Total Expenses			\$ 1,240.38	\$ 14,884.50

* Monthly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent

15855 THRIFT

PLAN SHOWING LOCATION OF DWELLING FORMS ON LOT 125, E. 1/2, SEC. 11, TP. 1, PLAN 31776, N.W.D.

Scale - 1:250



THRIFT AVE.

ALLAN OLSEN
 BRITISH COLUMBIA LAND SURVEYOR
 268-1548 JOHNSTON ROAD
 WHITE ROCK B.C. V4B 1Z9
 TELEPHONE 531-1067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

The plan above shows the correct dimensions of the above described property

CERTIFIED CORRECT

Allan Olsen
 B. C. L. S.

Dated this 8 day of JUNE 1982

MAY 19 / 98

THE CITY OF WHITE ROCK
PERMIT TO BUILD

98-054

Date 19. Roll # Dev. Permit No. Permit No.

Owner: 15855 THRIFT VAB 2017
 Address: 15855 THRIFT VAB 2017
 Architect: AS ABOVE
 Contractor: AS ABOVE
 Contractor's Address: AS ABOVE

Location: 15855 THRIFT AVE
 Legal: AS ABOVE
 Dev. Permit Area: S.F.D. Zone: RS-1
 Occupancy: ACCESSORY BUILDING
 Name of Project: ACCESSORY BUILDING

Description of Construction: Lot Size:
 Truss Plan Req'd.: Survey Plan Req'd.: Max. Height:
 Size: Stores: Min. Yards: Front: R. Side: L. Side: Rear:

	Basement	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				
Int. Partitions				
Heating				
Ventilation				
Insulation				
Plans Filed				

AS ABOVE

AS PER CODE

The approval of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

Value	\$ 5,000.-
Permit Fee	\$ 75.-
M. FICHE	\$ 15.-
	\$
Total Fees	\$ 90.-

Owner or Authorized Agent

Building Inspector

[Signature]

(OVER)



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel. No.: 531-9111
Fax.No.: 538-6049

Inspection Report

NAME: PERMIT No. 51-98

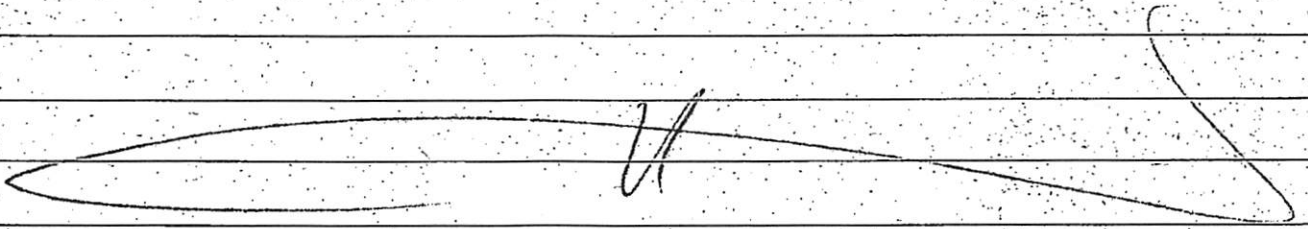
ADDRESS: 15855 Thirt ave SHEET No. 1

TYPE OF INSPECTION: re framing DATE: sept 22/98

AREA OF INSPECTION: detached garage

framing / final

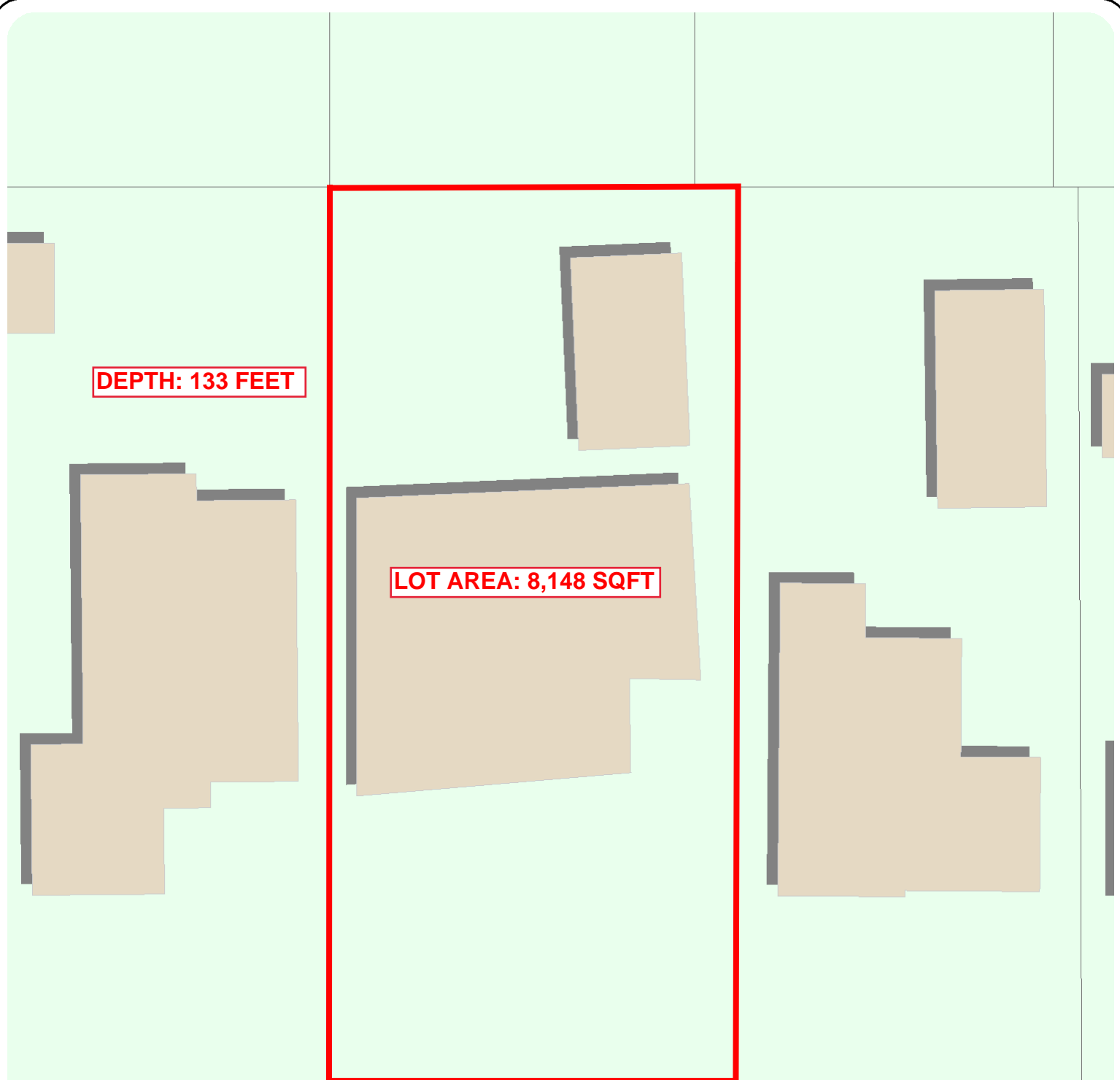
- passed



SIGNATURE: INSPECTOR: [Signature]

DATE:

Please sign this form when the work is completed and return to the above department.



DEPTH: 133 FEET

LOT AREA: 8,148 SQFT

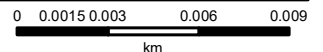
FRONTAGE: 60 FEET

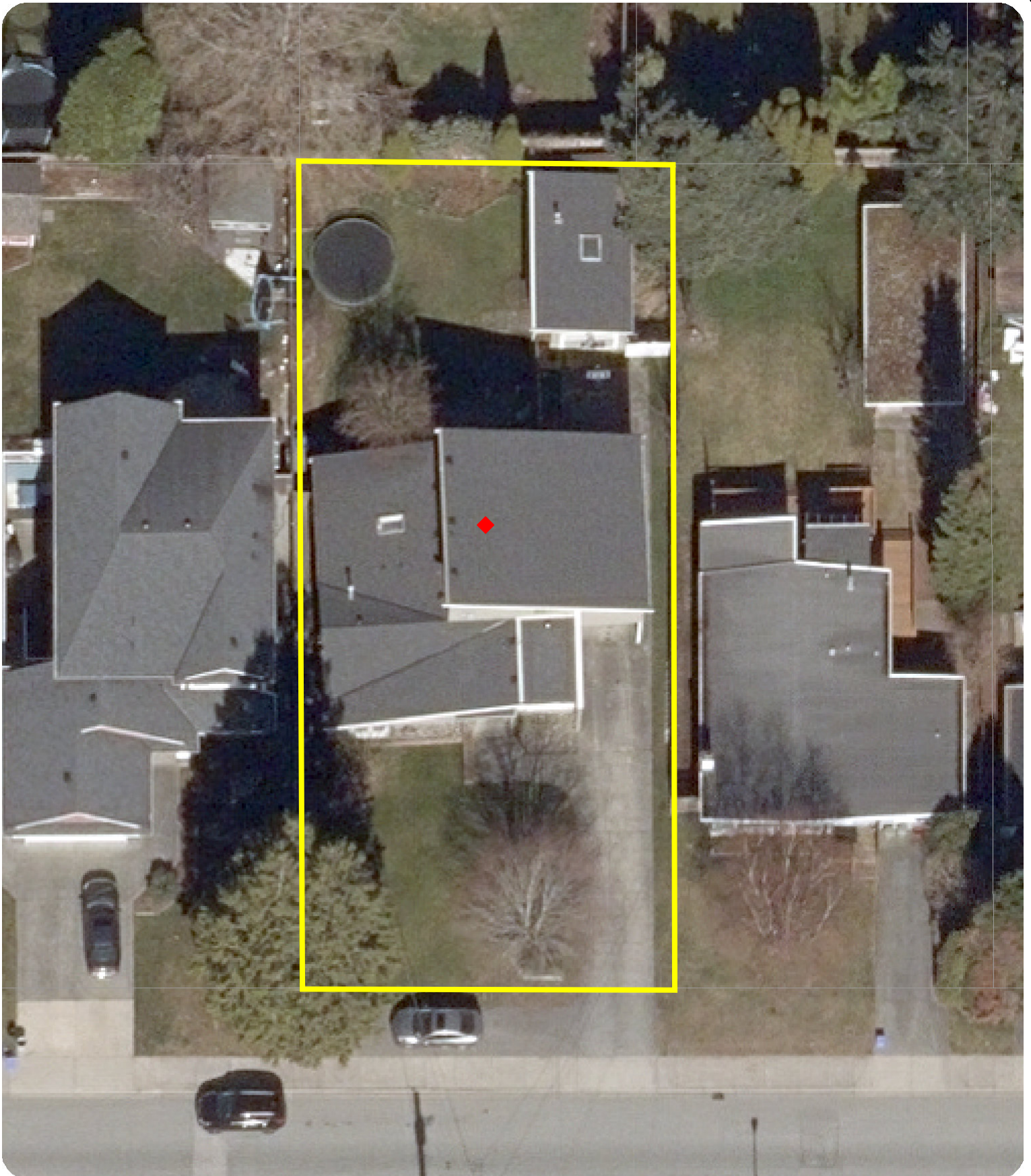
**SCHOOL CATCHMENTS:
PEACE ARCH ELEMENTARY
EARL MARRIOTT SECONDARY**

**ZONING: RS-1
ONE UNIT RESIDENTIAL ZONE**

15855 Thrift Avenue

Scale: 1:250

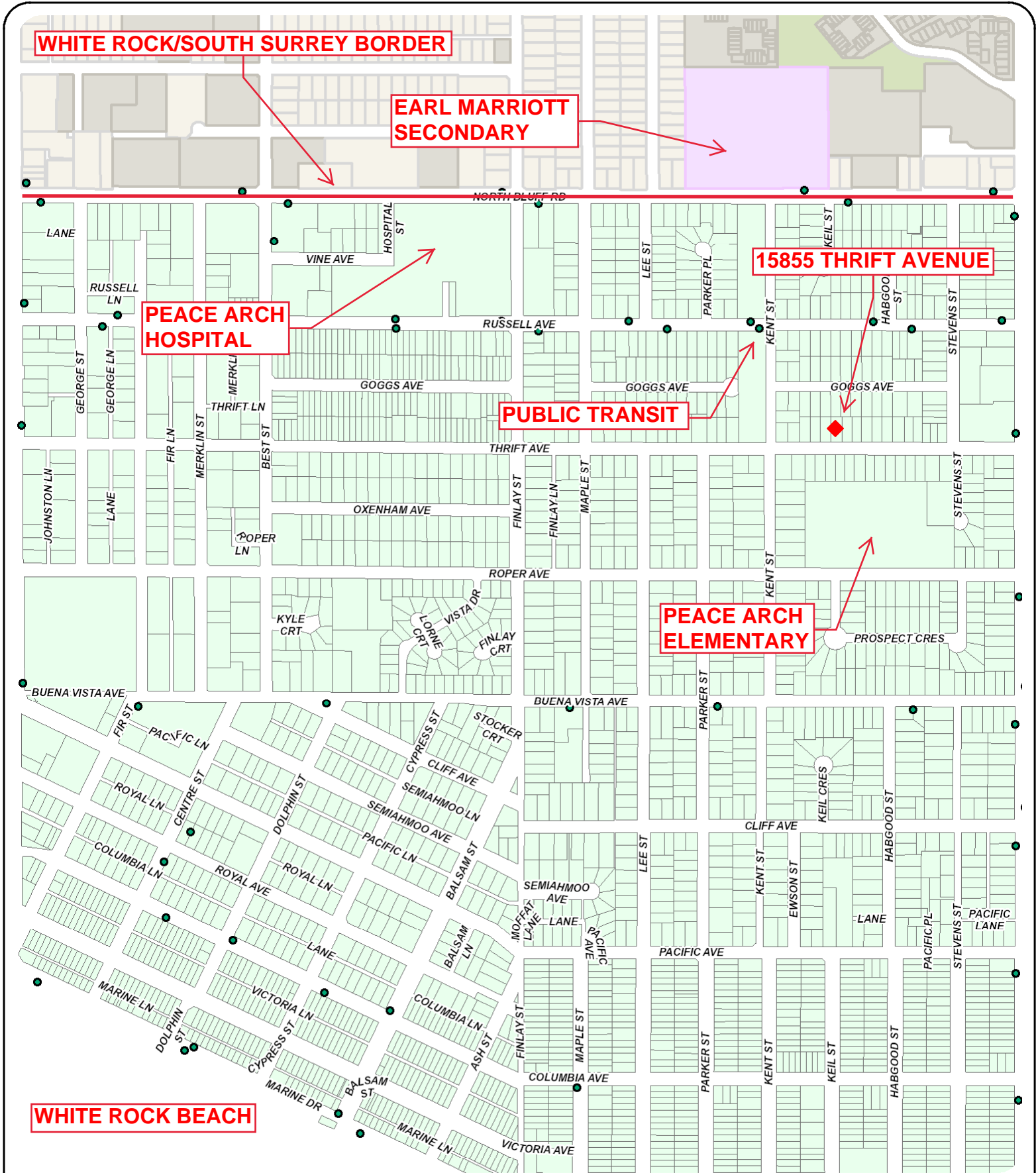




15855 Thrift Avenue

Scale: 1:250





1585 Thrift Avenue

Scale: 1:8,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.1.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 zone are as follows:

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are

exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.

- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

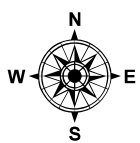
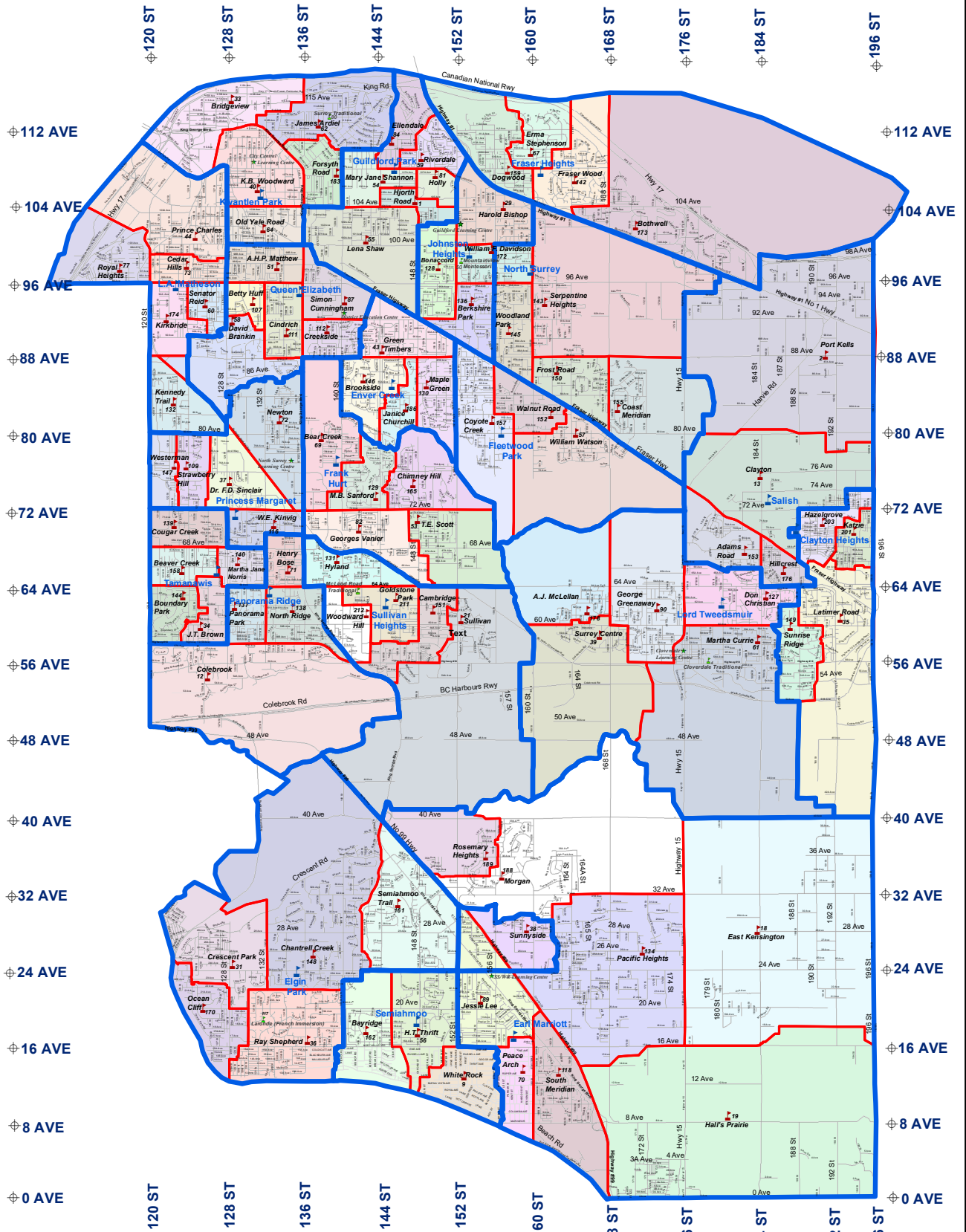
6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

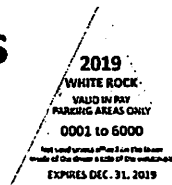
6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

2019-20 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Meridian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	Private Schools		2017/18 Ranking		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	Secondary Schools		2017/18 Ranking		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10



VALID PAY PARKING DECAL AREAS:

- City's Pay Parking Areas only for up to four (4) hours per day.
 - Marine Drive/Waterfront and Centennial Park pay parking in lots and on street.
 - Hospital pay parking on street.

RESTRICTED AREAS:

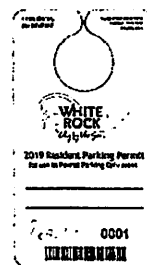
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters at the Arena, posted as ½ hr short term.
- Not valid in any **Private Pay Parking Lots** located throughout the City.

NOTE:

- **THE DECAL EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Decal before December 31. The next year's Decals are available for sale starting in November every year.
- Relocating your vehicle to another location does not entitle you to additional free use (maximum 4 hrs per day).
- If you change vehicles and keep the same licence plates, the decal may be transferred to the new vehicle. If you change licence plates you **MUST** register your new plates to match the decal in the Finance Department at City Hall

THE DECAL MUST:

- Be **Permanently Affixed** on the lower inside, bottom left of your windshield (**driver's side**).
- Decals are non-refundable and are not to be tampered with, i.e. trimmed.



VALID AREAS:

- City's Resident Permit Parking Areas only.

TERMS & CONDITIONS:

- Hang Permit on rear view mirror, address side facing out, to avoid being ticketed.
- Permit only valid on the block printed on front of the Permit and the next adjacent block.
- Vehicle not displaying permit will be ticketed or possibly towed at owner's expense.
- Permit may not be duplicated in any manner.
- Not valid in Pay Parking or Time Limited Parking areas.

NOTE:

- **THE PERMIT EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Permit before December 31. The next year's Permits are available for sale starting in November every year.
- Temporary one-day permits for special events can be acquired from the Finance Department at City Hall.

LOST PERMITS:

- Each year, up to four replacement permits can be purchased from the Finance Department at City hall.
- You will be required to inform the Finance Department of which serial numbers you have remaining in your possession before a replacement permit can be purchased (this is to ensure that the lost permit serial number can be recorded).
- Serial numbers of lost permits will be recorded and any vehicle found displaying the lost permit will be ticketed.

WHITE ROCK BEACHES

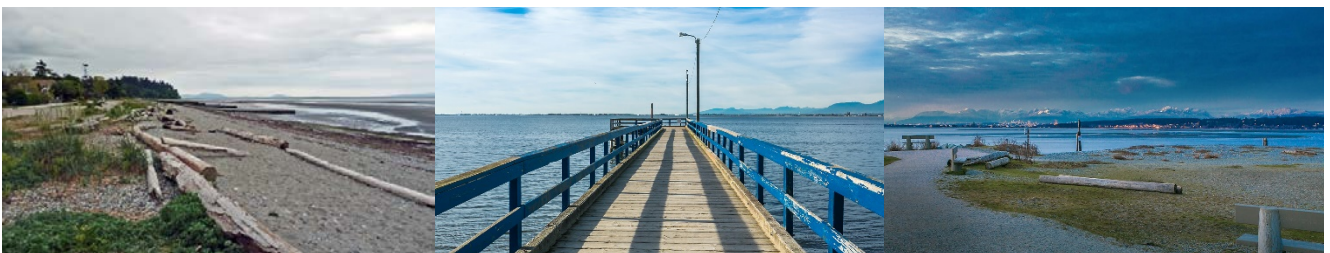
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.









Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



North Bluff Rd. / 16th Ave.



Legend

-  City Limits
-  Walkways
-  Heritage Marker
-  Parks
-  Streets
-  Trails



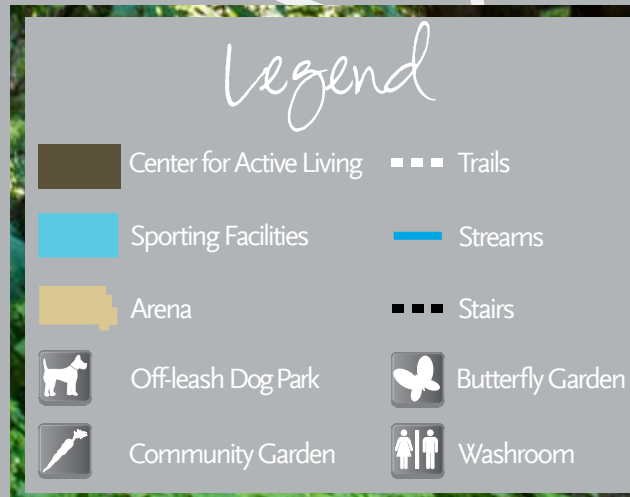
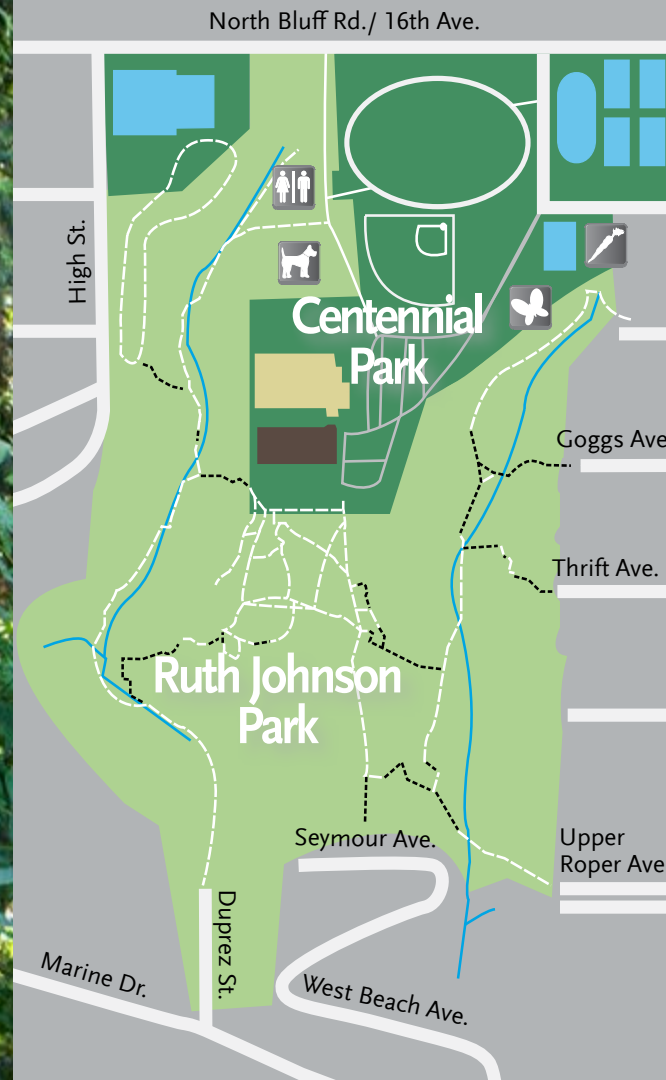
★ map is not to scale

WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS